080.0	0002	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	877,400 / 877,400
					USE VALUE:	877,400 / 877,400
					ASSESSED:	877,400 / 877,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
337	-339	SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FAHEY BRIAN
Owner 2:	
Owner 3:	
Street 1:	21 PRIDES PATH
Street 2:	
Twn/City:	ORLEANS
St/Prov:	MA Cntry: Own Occ: N
Postal:	02653 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,270 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Vinyl Exterior and 2160 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6270.000	489,200	5,100	383,100	877,400
Total Card	0.144	489,200	5,100	383,100	877,400
Total Parcel	0.144	489,200	5,100	383,100	877,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 406.20 | /Parcel: 406.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 49584
GIS Ref:
GIS Ref:
Insp Date: 10/05/18

!6494!

PREVIOUS ASSESSMENT

Parcel ID: 080.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	489,300	5100	6,270.	383,100	877,500	877,500	Year End Roll	12/18/2019
2019	104	FV	365,200	5100	6,270.	388,600	758,900	758,900	Year End Roll	1/3/2019
2018	104	FV	365,200	5100	6,270.	290,100	660,400	660,400	Year End Roll	12/20/2017
2017	104	FV	342,100	5100	6,270.	262,700	609,900	609,900	Year End Roll	1/3/2017
2016	104	FV	342,100	5100	6,270.	251,800	599,000	599,000	Year End	1/4/2016
2015	104	FV	304,000	5100	6,270.	213,400	522,500	522,500	Year End Roll	12/11/2014
2014	104	FV	304,000	5100	6,270.	202,500	511,600	511,600	Year End Roll	12/16/2013
2013	104	FV	316,600	5100	6,270.	192,600	514,300	514,300		12/13/2012

PRINT

Date	Time
12/10/20	21:16:00

LAST REV

Date	Time
10/02/20	10:52:16

jorourke

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6494

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	17056-379		6/1/1986		150,000	No	No		Y

USER DEFINED

Prior Id # 1:	49584
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/4/2008	1480	Manual	3,500	C				rebuild fr porch a

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2020	Mail Update	JO	Jenny O
10/5/2018	MEAS&NOTICE	CC	Chris C
5/28/2009	Measured	189	PATRIOT
3/23/2009	Meas/Inspect	163	PATRIOT
10/26/2000	Hearing N/C	163	PATRIOT
1/10/2000	Mailer Sent		
1/10/2000	Measured	276	PATRIOT
12/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6270		Sq. Ft.	Site		0	70.	0.87	5			Med. Tr	-10					383,104						383,100	

Total AC/HA: 0.14394 | Total SF/SM: 6270 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 383,104 | Spl Credit | Total: 383,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.13611102
Const Adj.:	0.98980200
Adj $ / SQ:	191.169
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	601022
Depreciation:	111790
Depreciated Total:	489232

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

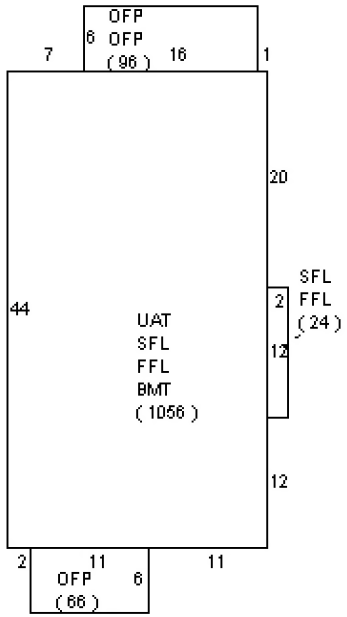
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,080	191.170	206,463
SFL	Second Floor	1,080	191.170	206,463
BMT	Basement	1,056	57.350	60,562
UAT	Upper Attic	264	76.470	20,187
OFP	Open Porch	258	22.660	5,847

Net Sketched Area:	3,738	Total:	499,522
Size Ad	2160	Gross Are	4530	FinArea	2160
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	191.17
Special Features:	0	Val/Su Net:	130.87
Final Total:	489200	Val/Su SzAd	226.48

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 080.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X21	A	AV	1930	21.27	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100